| 151.0 | 0001 | 0002.A | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 757,700 / | 757,700 |
| | | | | | USE VALUE: | 757,700 / | 757,700 |
| | | | | | ASSESSED: | 757,700 / | 757,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 126 | | OAKLAND AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MUISE JOHN F & BARBARA A |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 126 OAKLAND AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MUISE JOHN F & BARBARA A - |
| Owner 2: | - |
| Street 1: | 126 OAKLAND AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Clapboard Exterior and 1668 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6000.000 | 336,500 | 1,200 | 420,000 | 757,700 |
| Total Card | 0.138 | 336,500 | 1,200 | 420,000 | 757,700 |
| Total Parcel | 0.138 | 336,500 | 1,200 | 420,000 | 757,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.20 | /Parcel: 454.20

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 99770 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 05/31/18 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 151.0-0001-0002.A

!11816!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 336,500 | 1200 | 6,000. | 420,000 | 757,700 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 326,400 | 1200 | 6,000. | 420,000 | 747,600 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 326,400 | 1200 | 6,000. | 420,000 | 747,600 | 747,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 258,400 | 1200 | 6,000. | 420,000 | 679,600 | 679,600 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 258,400 | 0 | 6,000. | 372,000 | 630,400 | 630,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 258,400 | 0 | 6,000. | 312,000 | 570,400 | 570,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 258,400 | 0 | 6,000. | 312,000 | 570,400 | 570,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 252,200 | 0 | 6,000. | 270,000 | 522,200 | 522,200 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 13:10:04 |

**LAST REV**

| Date | Time |
|---|---|
| 02/06/19 | 15:26:54 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11816

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MUISE JOHN F & | 72122-546 | 1 | 1/14/2019 | Convenience | 10 | No | No | | |
| MUISE JOHN F & | 39226-587 | | 5/17/2003 | Family | | No | No | | |
| | 15324-335 | | 11/1/1983 | | 82,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 99770 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/11/2002 | 847 | Redo Bat | 5,000 | | | | | |
| 1/9/1995 | 17 | | 17,000 | | | | | CONVERT GAR/TO/ROO |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/31/2018 | Meas/Inspect | BS | Barbara S |
| 11/3/2008 | Meas/Inspect | 163 | PATRIOT |
| 4/14/2000 | Inspected | 197 | PATRIOT |
| 12/7/1999 | Mailer Sent | | |
| 11/19/1999 | Measured | 263 | PATRIOT |
| 1/1/1982 | | KM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6000 | | Sq. Ft. | Site | | 0 | 70. | 1.00 | 8 | | | | | | | | | 420,000 | | | | | | 420,000 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.13774 | Total SF/SM: | 6000 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 420,000 | Spl Credit | | Total: | 420,000 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 3 - Gambrel | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1930 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G4 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.27942085 |
| Const Adj.: | 1.00969899 |
| Adj $ / SQ: | 167.938 |
| Other Features: | 88000 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 457264 |
| Depreciation: | 120718 |
| Depreciated Total: | 336546 |

## COMMENTS

PDAS.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | | HB | 1 | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | 2002 |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

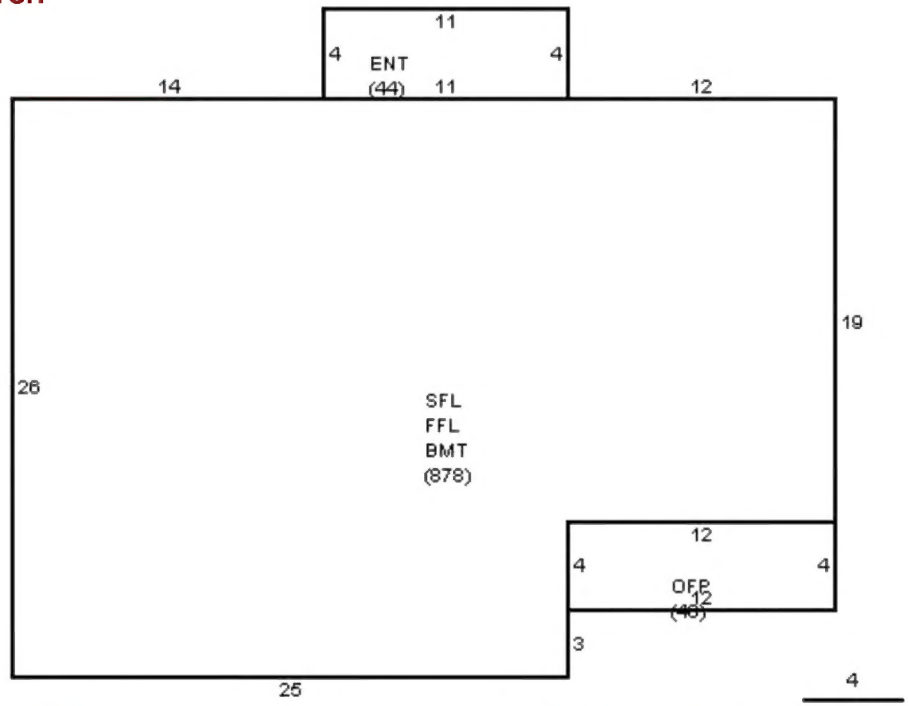
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 184.73 |
| Special Features: | 0 | Val/Su Net: | 127.56 |
| Final Total: | 336500 | Val/Su SzAd | 201.71 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 878 | 50.380 | 44,235 |
| FFL | First Floor | 878 | 167.940 | 147,449 |
| SFL | Second Floor | 790 | 167.940 | 132,705 |
| OFP | Open Porch | 48 | 44.430 | 2,132 |
| ENT | ENTRY | 44 | 26.660 | 1,173 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,638 | | | Total: | 327,694 |
| Size Ad | 1668.1999 | Gross Area | 2726 | FinArea | 1668 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| SFL | 90 | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

151.0-0001-0002.A

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X10 | A | AV | 1980 | 0.00 | T | 31.2 | 101 | | | | | | |
| 19 | Patio | D | Y | 2 | 126 | A | AV | 2005 | 5.23 | T | 11.2 | 101 | | | 1,200 | | | 1,200 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 1,200 | Total Special Featues: | Total: 1,200 |